

V. Neighborhood Areas

UPSHUR



FIG. 33.4 - Existing conditions plan of Upshur Neighborhood Area

UPSHUR NEIGHBORHOOD AREA

Decatur Street to Shepherd Street

This Neighborhood Area is the northern part of the study area. The 4500 to 4700 blocks, from Allison Street to Decatur Street is comprised mainly of single-family residential uses and apartment buildings. The west side of the 4300 and 4400 blocks, from Webster Street to Allison Street, is a mix of residential, retail and office uses. The east side of these blocks is comprised of single-family residential uses. The 4000 to 4200 blocks contain a mix of uses. This area is also home of the Petworth Library, MacFarland Middle School, Roosevelt High School, Paul Robeson Park, and a Post Office.

Issues:

- Existing business in 4500 block in need of building improvement/rehabilitation. Potential need for technical and/or financial assistance to business
- In the 4500 block, existing apartment buildings in R-4 zone are non-conforming uses
- Potential expansion of Lutheran Social Services office space in the 4400 block
- Streetscape and public realm improvements are needed at the Georgia Avenue/Kansas Avenue intersection, as well as in the 4300 and 4400 blocks of Georgia Avenue, west side
- Existing neighborhood business district along Upshur Street and 9th Street should be strengthened
- Poor traffic and pedestrian conditions at Georgia Avenue/Kansas Avenue intersection
- Petworth Library is a neighborhood asset and should be enhanced to increase capacity
- Under-utilized properties and some vacant lots provide opportunities for redevelopment
 - 4100 block, west & east sides
 - 4000 block, west side



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Georgia Ave Corridor Revitalization - UPSHUR

Legend:

- Government Office
- Commercial Vacant
- Vacant Land
- Residential Vacant
- Metro Station Entrance
- PDS - 15 Minute Walk
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- Proposed SP
- Water
- National Parks

Map Labels:

- Opportunity for retail/restaurant business expansion
- Opportunity for urbanism and traffic improvements
- Opportunity for business development and local improvement program Potential for Main Street Association
- Potential NCRS acquisition opportunity redevelopment sites
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- NCRS acquisition/opportunity also for new grocery store

Scale: 0 100 200 Feet

North Arrow: N

Source: Government Office: Department of Commerce, Planning & Economic Development, January 20, 2010

Disclaimer: This map was created for planning purposes only. It is not intended to be used as a legal document. Information provided by third parties should be verified with the source of the information.

- Explore business development and renovation options with property owner in 4500 block
- Rezone west and east sides of 4500 block from R-4 to R-5-B
- Explore streetscape improvement on the west side of the 4300 and 4400 blocks
- Explore D.C. Main Street designation for existing neighborhood business district on Upshur Street and 9th Street; implement an aggressive business development, marketing, and facade improvement program
- Explore traffic circulation changes and pedestrian safety measures for Georgia Avenue/Kansas Avenue intersection and improve public realm
- Explore improvements/expansion to Petworth Library
- Explore opportunities for acquisition/site assemblage in 4000 and 4100 blocks